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City of Paterson
Zoning Board of
Adjustment

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Board Planner

Mayra Torres-Arenas
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT
CANCELED

ITEMS TO BE ADJOURNED TO A LATER DATE & RE-NOTICED

DATE: THURSDAY, OCTOBER 26, 2023
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2022-027 - 7:30P.M.**
Brothers Produce, LLC.
18-24 Lake Avenue, B# 7111, L(S)# 5,6,7,8 & 9

The applicant proposes a new multiple dwelling low rise building with a warehouse whereas this is prohibited in the zone. The applicant proposes a (4) four-story building to accommodate eighty-one (81) residential units and commercial building on the same side with ground floor parking. The applicant purposes eleven (11) one-bedroom and sixteen (16) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant proposes a front yard setback on Knickerbocker Ave of 0'ft. The applicant proposes a front yard setback on Lake Avenue of 0'ft. The applicant proposes 202 parking spaces.

Requires Site Plan Approval, Bulk Variances, Use Variance and "D" Variance

ADJOURNED FROM 08-10-23 & 09-14-23

- 2. ID# 2022-041 - 8:00P.M.**
SWID One, LLC
153 Spring Street, B# 6011, L(S)# 7

The applicant proposes to build a new multiple dwelling building at an existing vacant lot whereas this is prohibited in the zone. The applicant proposes to construct a new (4) four-story structure to accommodate (10) ten-residential units. The applicant proposes (1) studio apartment on the 1st floor. The applicant proposes (1) studio apartment and (2) two-bedroom on the 2nd, 3rd and 4th floors with ground floor parking. The applicant proposes a lot area of 2,550 sf. whereas 10,000 sf. is required. The applicant proposes a front yard setback on Spring Street of 0'ft. whereas 100'ft. is required. The applicant proposes a front yard setback on 21st Avenue of 0'ft. whereas 100'ft. is required. The applicant proposes a building height 41'ft. whereas 40'ft. is permitted. The applicant proposes a floor area ratio of 3.1 whereas 2.0 is permitted. The applicant proposes lot coverage at 99.4% whereas 60% is permitted. The applicant proposes 4 onsite parking spaces as well an additional 4 off-site (143 Spring Street-Vacant Lot) parking spaces at an existing vacant lot. The applicant proposes 8 parking spaces whereas 18 spaces is required.

Requires Site Plan Approval, Bulk Variance and Use Variance

-FIRST APPEARANCE

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday-Friday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY